

A U S T I N C I T Y C O U N C I L  
**AGENDA**

Thursday, September 28, 2006

Back Print

**Zoning and Neighborhood Plan Amendments  
(Public Hearings and Possible Action)  
RECOMMENDATION FOR COUNCIL ACTION****ITEM No. 10** 3

**Subject:** NPA-05-0021 - Conduct a public hearing and approve an ordinance amending the Austin Tomorrow Comprehensive Plan by adopting the East Riverside/Oltorf Combined Neighborhood Plan. The combined planning area is bounded by IH-35 on the west, Town Lake and the Colorado River on the north, Grove Boulevard and Montopolis Drive on the east and State Highway 71 (Ben White Boulevard East) on the south.

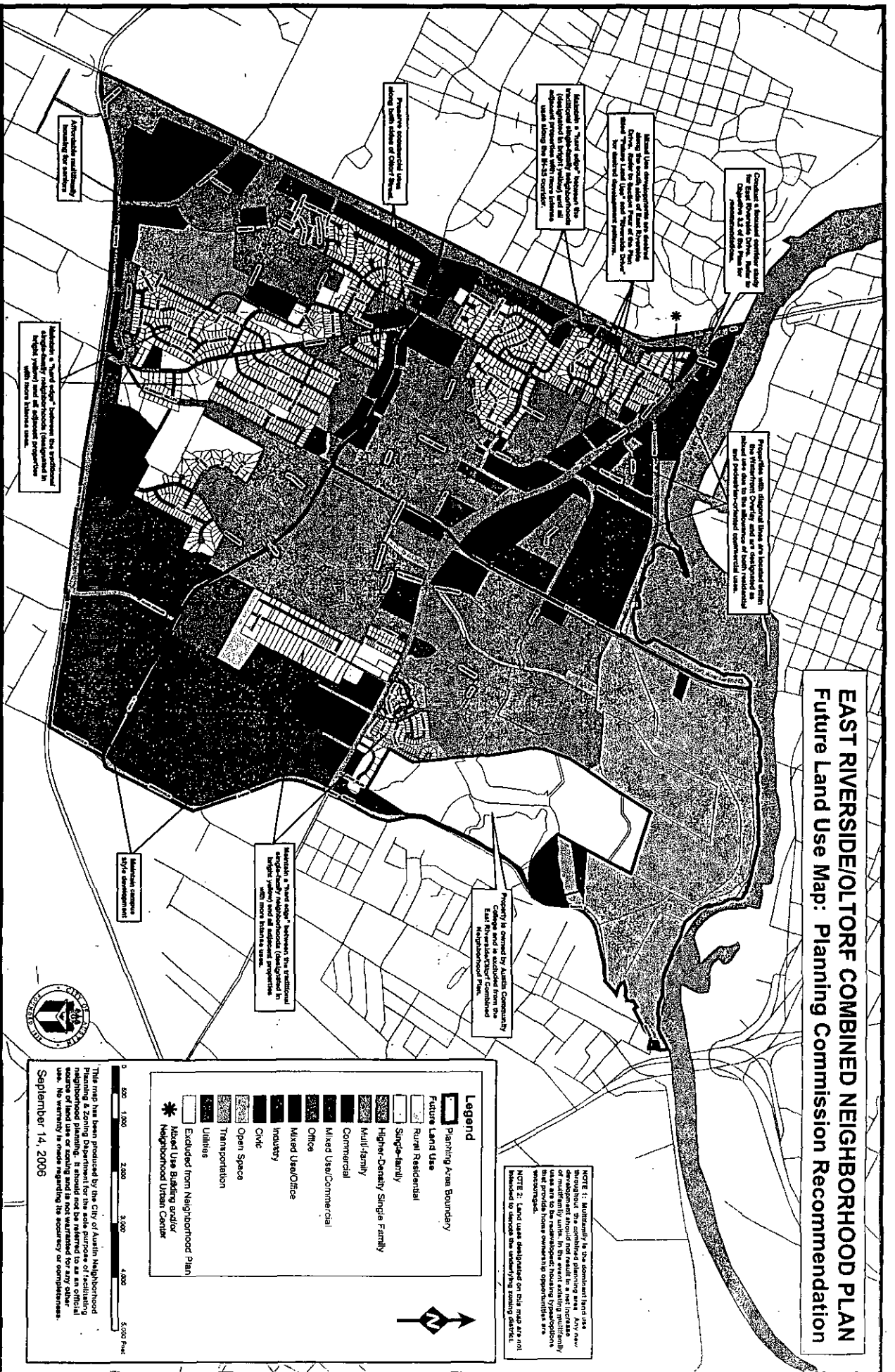
**Additional Backup  
Material**

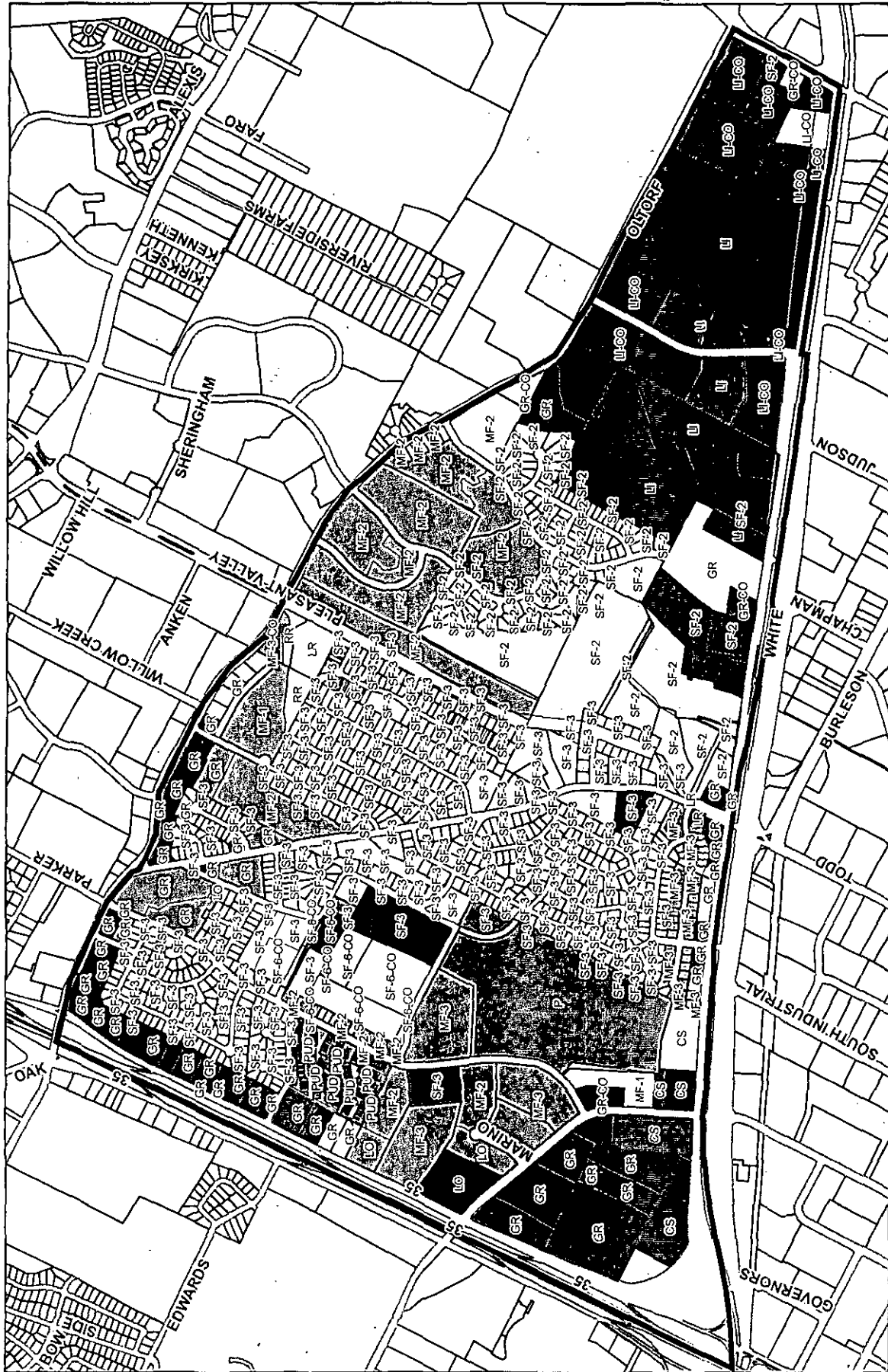
(click to open)

- ☐ Neighborhood Plan - pgs.1-53
- ☐ Neighborhood Plan - pgs.54-123
- ☐ Neighborhood Plan - pgs.124-182
- ☐ Neighborhood Plan - Maps
- ☐ Ordinance

**For More Information:**

# EAST RIVERSIDE/OLTORF COMBINED NEIGHBORHOOD PLAN Future Land Use Map: Planning Commission Recommendation

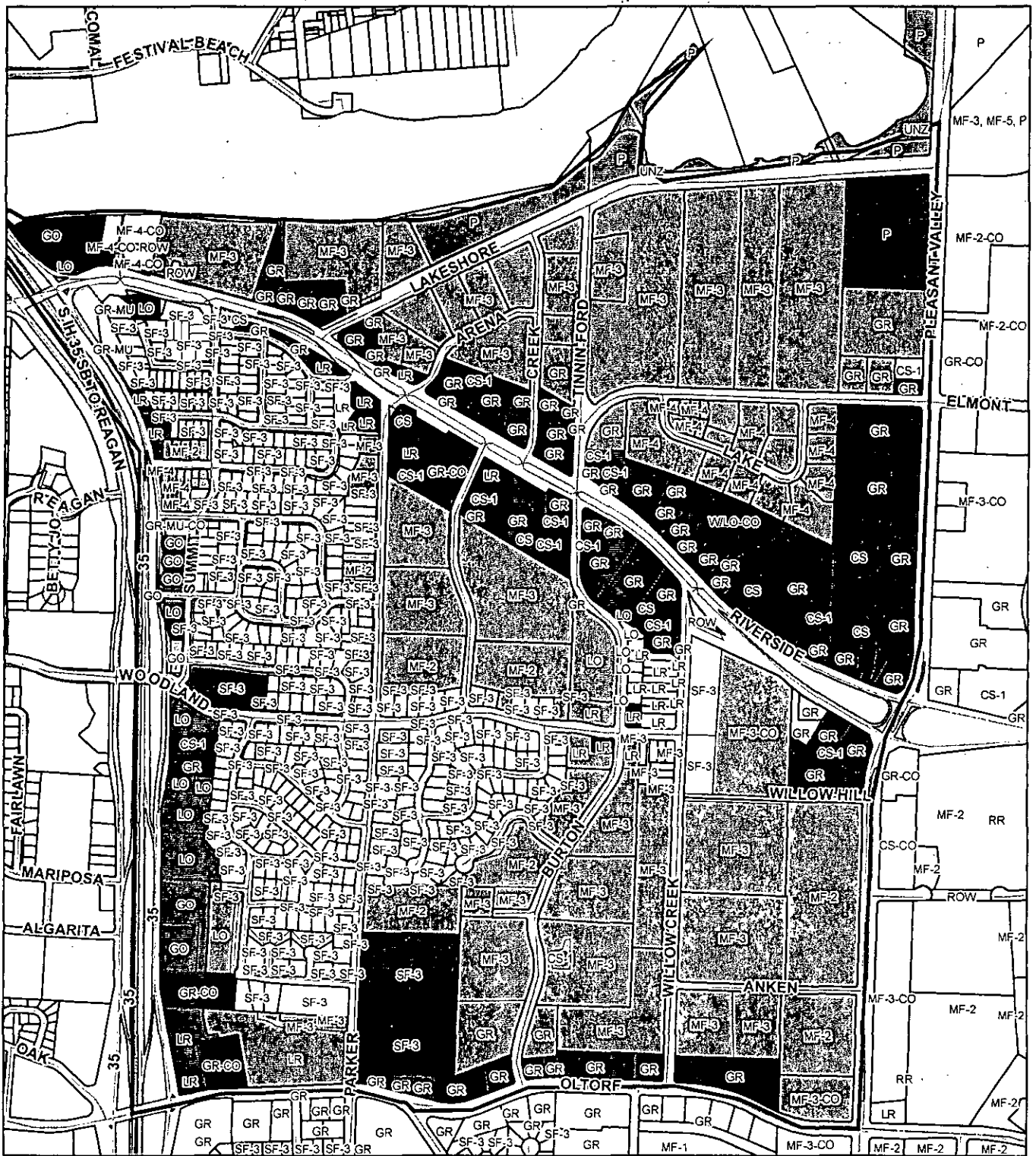




Parker Lane Neighborhood Plan Combining District  
 Zoning Case #C-14-05-0111  
 Exhibit \_\_\_\_\_



# Current Land Use & Zoning

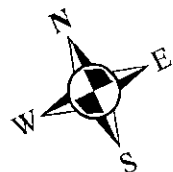


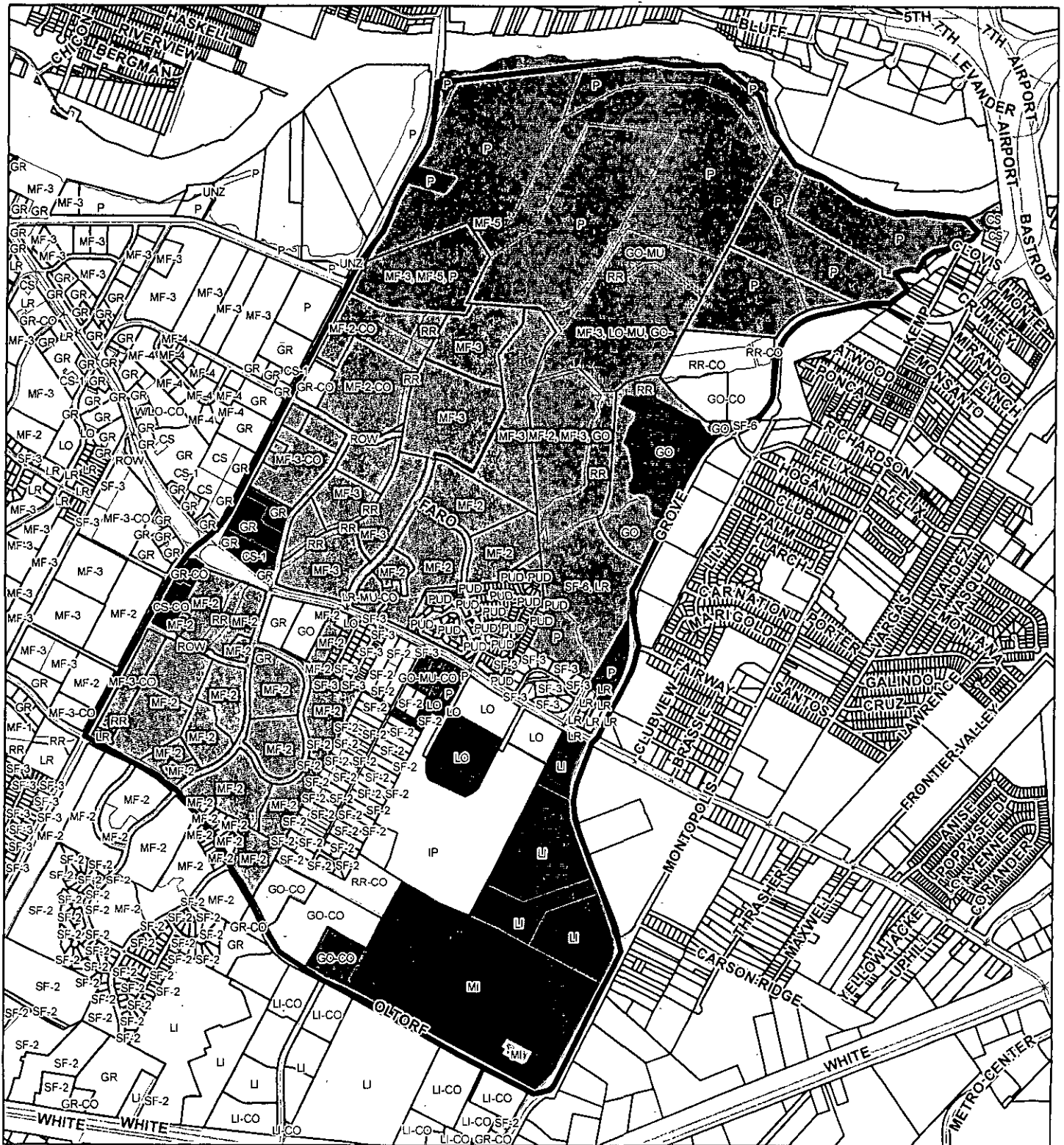
Riverside Neighborhood Plan Combining District  
Current Land Use and Zoning  
Zoning Case #C-14-05-0111



City of Austin  
Neighborhood Planning and Zoning Department

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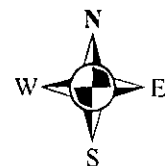




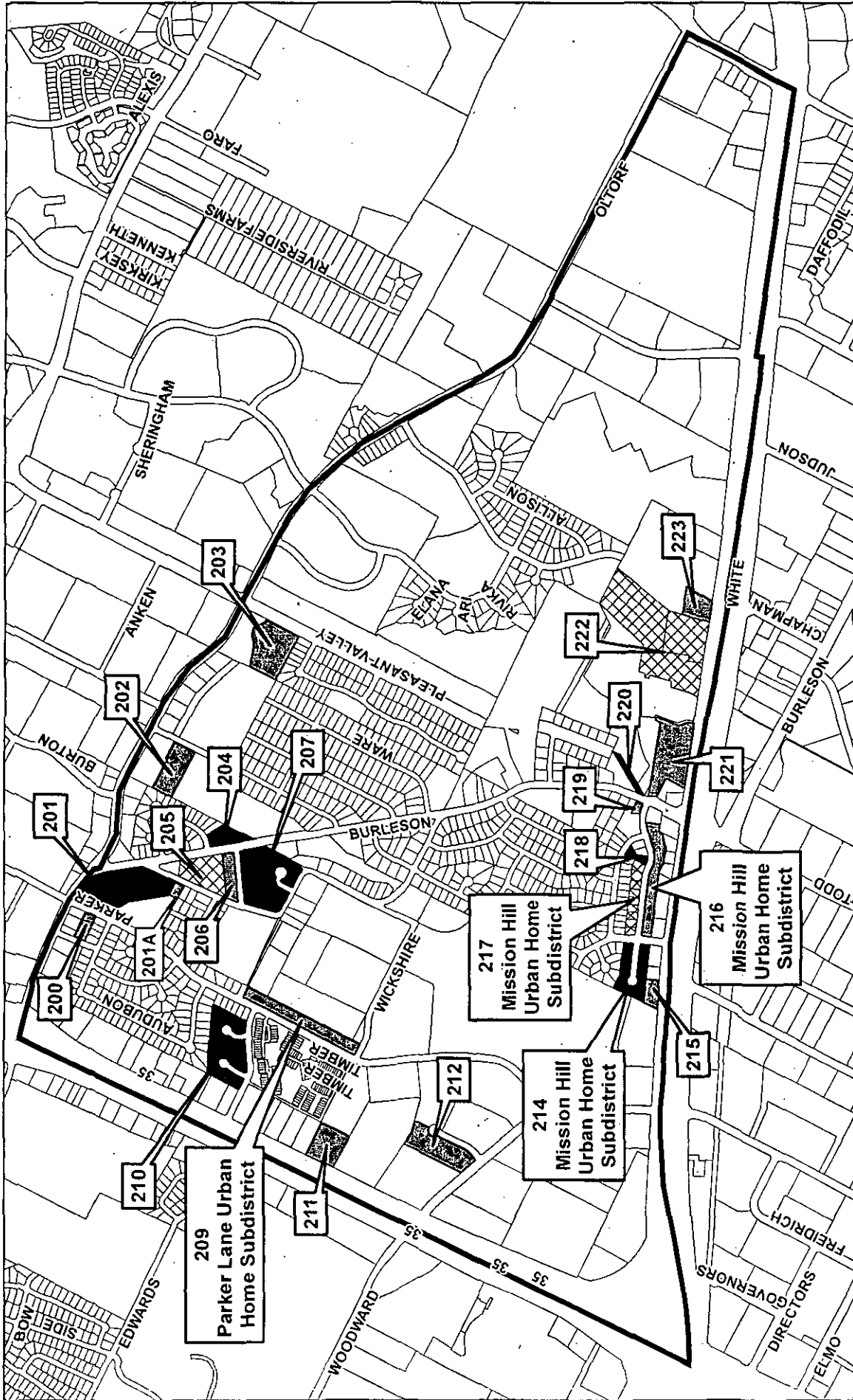
**Pleasant Valley Neighborhood Plan Combining District**  
**Current Land Use and Zoning**  
**Zoning Case #C-14-05-0113**  
**Exhibit \_\_\_\_\_**



City of Austin  
 Neighborhood Planning and Zoning Department



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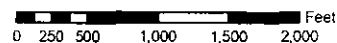


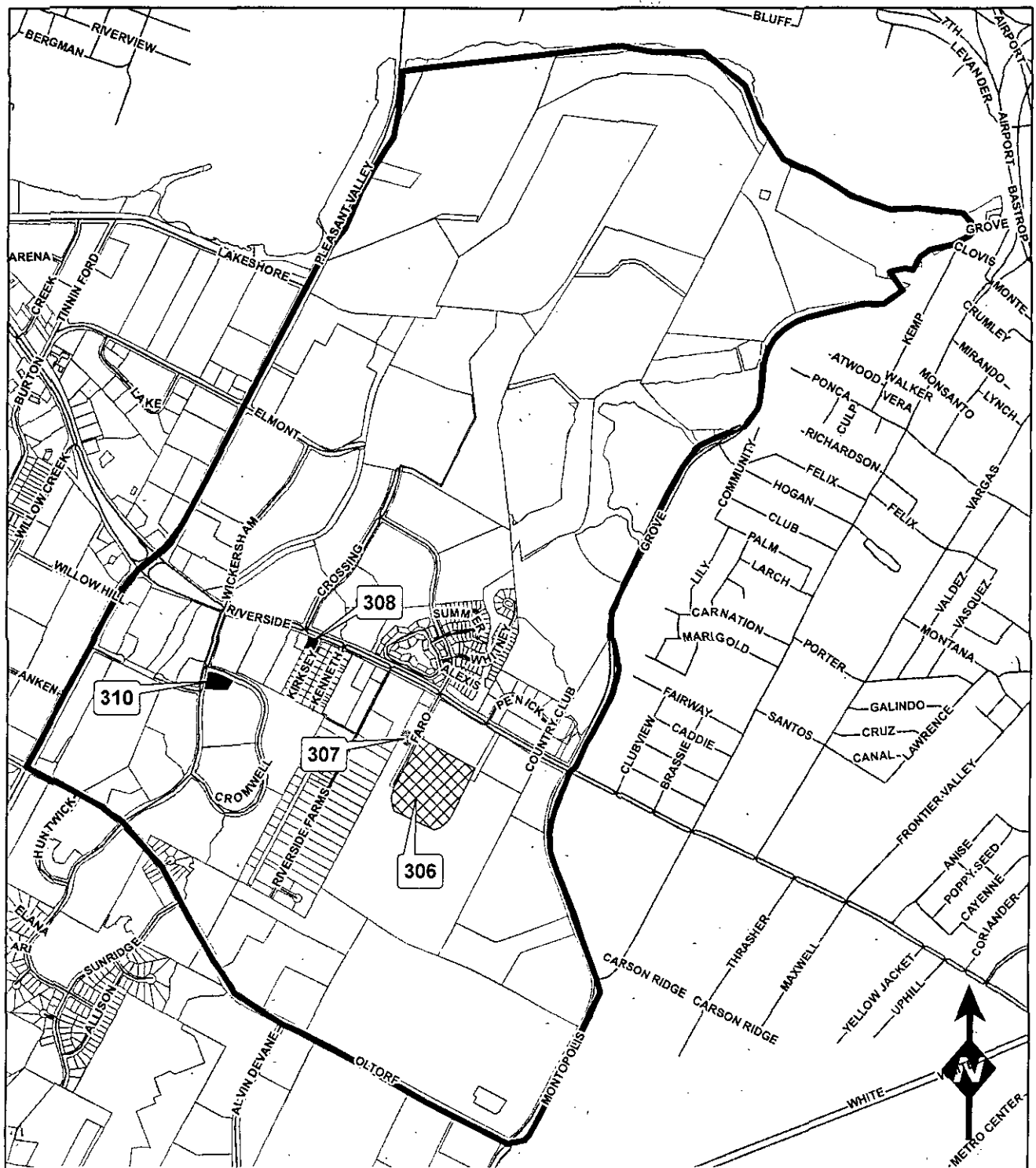
**Parker Lane Neighborhood Plan Combining District  
Tract Map for Rezoning  
Zoning Case #C-14-05-0111  
Exhibit**



City of Austin  
Neighborhood Planning and Zoning Department  
September 21, 2005  
Updated May 15, 2006



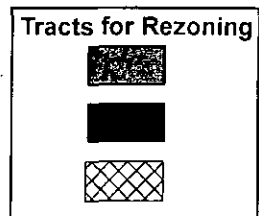




Pleasant Valley Neighborhood Plan Combining District  
 Tract Map of Rezoning  
 Zoning Case #C-14-05-0113  
 Exhibit \_\_\_\_\_



City of Austin  
 Neighborhood Planning and Zoning Department  
 September 20, 2005  
 Updated May 16, 2006



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# East Riverside/Oltorf Neighborhood Plan: Contested Tracts

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>Riverside/NPA</b>						
22 1500, 1600, 1700 S. Pleasant Valley Rd.	<i>Commercial</i> GR, CS (retail, fast food, business park and convenience storage)	<i>Mixed Use</i> GR-NP with MUB and NUC	<i>Mixed Use</i> GR-NP with MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC (add MU combining district with CO to prohibit certain residential uses post code amendment)  Property Owner of 1600 S. Pleasant Valley Rd. (Business Park) requests upzoning from GR to CS	<i>Commercial</i> (with a notation on the FLUM referencing special use options)  GR-NP w/ MUB and NUC	As of 8/8/06, demolition permit has not been issued
37 2109-2237 E. Riverside Dr (Burton Terrace Sec 1-A Amended, lots 4 and 5, and Riverside Drive Plaza Joint Venture, lots 8-9 except for the 10, 012 SF tract of land out of Lot 9 as described in Tract 38); 1700-1702 Willow Creek Dr. (Riverside Drive Plaza Joint Venture lots 10- 11)	<i>Commercial</i> LO, GR, CS, CS-1 (restaurant, pawn shop, car wash and other various retail)	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC	<i>Mixed Use</i> GR-CO-NP w/ MUB and NUC (add CO to prohibit multifamily residential uses)	<i>Office &amp; Commercial</i> (with a notation on the FLUM referencing special use options)  LO-NP, GR-NP, CS-NP, CS-1-NP with MUB and NUC	

\* Recommendations reflect majority support from participants

**East Riverside/Oltorf Neighborhood Plan: Contested Tracts**  
(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>39</b> 1701, 1703, 1705, 1707, 1709, 1711, 1713 Burton Dr.	Single Family LO (duplexes)	Mixed Use/Office LO-MU-NP	Mixed Use/Office LO-MU-NP	Mixed Use/Office LO-MU-NP	Office LO-NP	
<b>40</b> 1700 Burton Dr.	Multifamily LO, GR (Canyon Oaks Apts.)	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Office LO-MU-CO-NP *(prohibit multifamily residential)	

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<p><b>41</b></p> <p>2017 E. Riverside Dr. (a 12,695 SF tract of land, being comprised of three tracts of land, one containing 4,305 SF, another containing 2,648 SF, and the last containing 5,742 SF, out of Lot 11D of the Second Resubdivision of Colorado Hills Estates Section Five)</p>	<p><i>Commercial</i></p> <p>CS-1 (The Back Room night club)</p>	<p><i>Mixed Use</i></p> <p>CS-1-MU-CO-NP</p> <p>Conditions for the Combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8:1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit height of buildings along E. Riverside Dr. to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200, and the development should comply with the commercial design standards.</p>	<p><i>Mixed Use</i></p> <p>CS-1-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR-NP with MUB and NUC</p> <p>Prospective developer requests CS-1-MU-CO-NP Conditions for the combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8:1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards</p>	<p><i>Commercial</i> (with a notation on the FLUM referencing special use options)</p> <p>CS-1-NP w/ MUB &amp; NUC</p>	

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<p>43</p> <p>2003-2023 E. Riverside Drive; 1407 1/2 Royal Crest Drive (excluding portions identified in Tracts 41, 42, 44)</p>	<p>Commercial GR, CS (retail uses)</p>	<p><i>Mixed Use</i></p> <p>CS-MU-CO-NP</p> <p>Conditions for the Combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8:1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit height of buildings along E. Riverside Dr. to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200; and the development should comply with the commercial design standards.</p>	<p><i>Mixed Use</i></p> <p>GR-NP, CS-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR-NP with MUB and NUC</p> <p>Prospective developer requests CS-MU-CO-NP Conditions for the combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8:1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards</p>	<p>Commercial (with a notation on the FLUM referencing special use options)</p> <p>GR-NP, CS-NP w/ MUB and NUC</p>	
<p>43A</p> <p>2001 E. Riverside Drive</p>	<p>Commercial LR (gas station)</p>	<p><i>Mixed Use</i></p> <p>LR-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>LR-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR-NP w/ MUB and NUC Property Owner requests GR-NP w/ MUB and NUC</p>	<p>Commercial (with a notation on the FLUM referencing special use options)</p> <p>LR-NP w/ MUB &amp; NUC</p>	

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<p><b>44</b></p> <p>2003 E. Riverside Dr. (5,983 SF tract of land out of Lot 11C of the First Resubdivision of Colorado Hills Estates)</p>	<p><i>Commercial</i></p> <p>CS-1 (Club Zocalo)</p>	<p><i>Mixed Use</i></p> <p>CS-1-MU-CO-NP</p> <p>Conditions for the Combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8:1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit height of buildings along E. Riverside Dr. to 3 stories or 40 feet within 100 feet of roadway **also recommended a private restrictive covenant between the developer and the neighborhood to cap the number of rental units to 200; and the development should comply with the commercial design standards.</p>	<p><i>Mixed Use</i></p> <p>CS-1-NP w/ MUB and NUC</p>	<p><i>Mixed Use</i></p> <p>GR-NP with MUB and NUC</p> <p>Prospective developer requests CS-1-MU-CO-NP Conditions for the combined Tracts 41, 43, 44</p> <p>1) maximum FAR of 1.8:1 2) maximum impervious cover of 85% 3) limited to GR site development standards 4) limited to 10% open space 5) minimum of 10% of the development's gross floor area shall be used for commercial 6) limit the number of rental units to 300 with a private restrictive covenant 7) comply with the Commercial Design Standards</p>	<p><i>Commercial</i></p> <p>(with a notation on the FLUM referencing special use options)</p> <p>CS-1-NP w/ MUB &amp; NUC</p>	

\* Recommendations reflect majority support from participants



# East Riverside/Oltorf Neighborhood Plan: Contested Tracts

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>45</b> 1801-1919 E. Riverside Dr. (Lot B River Hills Addition) except for the portion described in Tract 45A & Tract 45B	<i>Commercial</i> LR, GR, GR-CO, CS, CS-1 (retail uses)	<i>Mixed Use</i> GR-NP w/MUB and NUC	<i>Mixed Use</i> GR-NP w/MUB and NUC	<i>Mixed Use</i> GR-NP w/ MUB and NUC Prospective developer of a portion of the site supports GR. Property owner supports the rezoning with the rearrangement of CS-1	<i>Commercial</i> (with a notation on the FLUM referencing special use options) LR-NP, GR-CO-NP, GR-NP, CS-NP, CS-1-NP w/ MUB & NUC	The applicant would like to rearrange the existing CS- 1 zoning. There are two tracts currently zoned CS-1 that would be downzoned to GR (total of 2,250 SF per ordinance). Tract 45B will be rezoned from LR to CS- 1 (1,987 SF). The result will be CS-1 located adjacent to each other.
<b>45A</b> 1805-1909 E. Riverside (a 6,490 SF tract of land out of Lot 10 of Colorado Hills Estates, Section 5)	<i>Commercial</i> CS-1 (Club Latino)	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC	<i>Mixed Use</i> CS-1-NP w/ MUB and NUC (support expanding the CS-1 to coincide with the existing use of 7,699 SF)	<i>Mixed Use</i> GR-NP w/ MUB and NUC (Zoning recommendation is based on inaccurate information; staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting) Property Owner: Opposed to downzoning, wants to maintain CS-1 zoning	<i>Commercial</i> (with a notation on the FLUM referencing special use options) CS-1-NP w/ MUB & NUC (do not support expanding the CS-1 beyond 6,490 SF)	The zoning ordinance states 6,490 SF was rezoned to CS-1, the survey shows the actual footprint of the CS-1 use as 7,699 SF. The applicant is requesting the difference in square footage (1,290 SF) to be rezoned to CS-1 to make the existing use/footprint conforming. See notes on Tract 45 also.

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts

7

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>45B</b> 1905 E. Riverside Dr. (1,987 square foot tract of land out of Lot B River Hills Addition)	Commercial LR (retail use)	Mixed Use CS-1-NP w/MUB and NUC	Mixed Use CS-1-NP w/MUB and NUC	Mixed Use Discussed as part of Tract 45 Property owner supports CS-1-NP w/MUB & NUC	Commercial LR-NP	See notes on Tract 45
<b>46</b> 1605 E. Riverside Drive	Commercial CS (The Bazaar)	Mixed Use GR-MU-CO-NP (prohibit multifamily residential)	Commercial GR-NP	Commercial No clear majority, LO-NP and GR-NP were discussed	Commercial GR-NP	Tract was uncontested at October '05 PC Hearing, and was scheduled to move forward to CC; now tract is contested and has been added back into the Plan
<b>47</b> 1005 (Lot 3 Less N24ft Av Thomas & Burch Subdivision), 1007 Summit St.	Single Family SF-3 (SF home)	Mixed Use/Office LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	Mixed Use/Office LO-MU-CO-NP w/ MUB (prohibit multifamily residential)	Single Family SF-3-NP; neighbors are willing to work with owners to discuss different options. Property Owner supports MU and MUB.	Single Family SF-3-NP	
<b>49</b> 1301 S. I-35 Syc Road NB (Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellevue Park save and except the portion described in Tract 50)	Office LR (office building)	Mixed Use LR-MU-CO-NP (any redevelopment shall be no closer than the current building)	Office LO-NP	Office LO-NP Agent for property owner opposed to downzoning, requesting LR-MU-NP	Office LO-NP	Tract was uncontested at October '05 PC Hearing, and was scheduled to move forward to CC; now tract is contested by property owner and has been added back into the Plan

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Committee, recommendations developed independently after March 2005)	NOTES
50 1301 S. IH-35 Svc Road NB (a 0.2 acre tract, more or less, out of Lot 3-A, Resub of Lot 3 Parkinson Lela Subdivision and Lot 12 Block 10 Bellvue Park, comprised of the E 50 feet west of and parallel to the western property line of Lot 11, Block 10, Bellvue Park Subdivision)	Office SF-3 (parking lot for office building)	Office LO-CO-NP (limit height to 12 ft. and prohibit access to Lupine)	Office LO-CO-NP (limit height to 12 ft. and prohibit access to Lupine)	Single Family SF-3-NP	Single Family SF-3-NP	
52 2124, 2124 1/2 Burton Dr.	Multifamily GR (Tollgate Creek Apts.)	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Commercial GR-MU-CO-NP (prohibit multifamily residential)	
53 2121 Burton Dr.	Multifamily GR (English Aire Apts.)	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Commercial GR-MU-CO-NP (prohibit multifamily residential)	
55 1900 Burton Dr. (approximately .31 acres out of Lot 6 Colorado Hills Estates Section 6)	Multifamily SF-3 (multifamily parking)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Single Family SF-3-NP	Current zoning is based on a district defined by a proposed subdivision roadway that was platted, but when the road was constructed, it was aligned slightly different; the proposed rezoning will be a "clean-up"

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Neighborhood Plan: Contested Tracts

(Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations from Advisory Committee, recommendations developed independently after March 2005)	NOTES
<b>Parker Lane NPA</b>						
203 2600, 2600 1/2 S. Pleasant Valley Rd	Undeveloped LR (undeveloped)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential)	Single Family SF-3-NP	Single Family SF-3-NP	Alternative 1: Open Space RR-NP  Alternative 2: Commercial LR-MU-CO-NP (prohibit multifamily, residential)	October '05, PC moved forward to CC as uncontested tract  Subsequent to PC hearing, opposition to rezoning from Burleson Heights Neighborhood Association
204 2507, 2513 1/2 Burleson Road	Multifamily GR (Tres Agaves Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Commercial LR-MU-CO-NP (prohibit multifamily residential)	October '05, PC moved forward to CC as uncontested tract  Subsequent to PC hearing, opposition to rezoning from Burleson Heights Neighborhood Association
212 3300 Parker Lane (3.52 acre tract of land out of Knoll Phase IV Subdivision, further described as west of the center line of San Marino Dr and extending north into the vacated portion of San Marino Dr.)	Multifamily LO (Whisper Hollow Apts)	Mixed Use/Office LO-MU-NP	Mixed Use/Office LO-MU-NP	Office LO-NP	Office LO-MU-CO-NP (prohibit multifamily residential)	

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# East Riverside/Oltorf Neighborhood Plan: Contested Tracts (Updated 9/20/06)

Tract # & Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	*Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations from Advisory Committee, recommendations developed independently after March 2005)	NOTES
222 4600, 4604 E. Ben White Blvd.	Civic SF-2 (St. Peter the Apostle Catholic Church)	Civic LO-CO-NP (building setback of 50 feet from creek centerline)	Civic LO-CO-NP (building setback of 50 feet from creek centerline)	Civic Support split between GO-NP and LO-NP. Property owner supports GO-NP	Civic SF-2-NP (150' setback from creek & seeps)	

\* Recommendations reflect majority support from participants

# East Riverside/Oltorf Combined Neighborhood Planning Area:

## Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)

Updated 9/20/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
<b>Riverside NPA</b>						
21 1300, 1400, 1410 S. Pleasant Valley Rd; 2510, 2510 1/2, 2512 1/2, 2520, 2520 1/2, 2538, 2538 1/2 Elmort Dr.	Multifamily, Commercial and Undeveloped  GR, CS-1 (retail)	Mixed Use  GR-NP w/ MUB and NUC	Mixed Use  GR-NP w/ MUB and NUC	Mixed Use  GR-NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options)  GR-NP w/ MUB and NUC	Zoning was previously uncontested; difference in FLUM was only issue
25 2101 Elmort Dr.	Multifamily  GR (Barcelona Apts.)	Mixed Use  GR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use  GR-MU-CO-NP (prohibit multifamily residential uses)	Multifamily  MF-4-NP	Commercial  GR-MU-CO-NP (prohibit multifamily residential uses)	
32 2508 E. Riverside Dr. (a 3.823 acre tract of land, more or less, out of the Amended Plat of Lot A Riverside-Pleasant Valley Addition)	Commercial  CS (HEB)	Commercial  GR-NP	Commercial  GR-NP	Commercial  GR-NP  Property owner (HEB) supports downzoning to GR-NP due to site plan approval.	Commercial  GR-NP	2/15/06: Contacted agent for HEB --site plan has been approved.
35 2425 1/2-2515 1/2 E. Riverside Dr.; 2400 1/2, 2500, 2500 1/2, 2510 1/2 Willow Hill Dr. 2018 1/2 S. Pleasant Valley Rd. (Crossroads South Resub of Tracts 2 and 3, lots 2-4; Lot 1 Crossroads South)	Commercial and Undeveloped  GR, CS-1 (O'Reilly Auto, Taco Cabana, and other retail uses)	Mixed Use  GR-NP w/ MUB and NUC	Mixed Use  GR-NP w/ MUB and NUC	Mixed Use  GR-NP w/ MUB and NUC	Commercial (with a notation on the FLUM referencing special use options)  GR-NP w/ MUB & NUC	Zoning was previously uncontested; difference in FLUM was only issue



**East Riverside/Oltorf Combined Neighborhood Planning Area:**

**Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)**

Updated 9/20/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
<b>38</b> 2237 E. Riverside Dr. (10,012 SF tract of land out of Lot 9 Riverside Drive Plaza Joint Venture)	<i>Commercial</i>  CS-1 (Club Camaval)	<i>Mixed Use</i>  CS-1-NP w/ MUB and NUC	<i>Mixed Use</i>  CS-1-NP w/ MUB and NUC	<i>Mixed Use</i>  GR-NP w/ MUB and NUC  (Zoning recommendation is based on inaccurate information; staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	<i>Commercial</i> (with a notation on the FLUM referencing special use options)  CS-1-NP with MUB and NUC	
<b>40A</b> 1708 Burton Dr.	<i>Multifamily</i>  LR (Canyon Oaks Apts.)	<i>Mixed Use</i>  LR-MU-CO-NP (prohibit multifamily residential uses)	<i>Mixed Use</i>  LR-MU-CO-NP (prohibit multifamily residential uses)	<i>Multifamily</i>  MF-3-NP	<i>Commercial</i>  LR-MU-CO-NP (prohibit multifamily residential)	
<b>42</b> 2021, 2023 E. Riverside Dr (approximately 4,200 SF tract of land out of Lot 11E, Second Resub of Colorado Hills Estates, Section 5 PLUS vacated street)	<i>Commercial</i>  CS-1 (Riverside Liquor)	<i>Mixed Use</i>  CS-1-NP w/ MUB and NUC	<i>Mixed Use</i>  CS-1-NP w/ MUB and NUC	<i>Mixed Use</i>  GR-NP with MUB and NUC  (Zoning recommendation is based on inaccurate information; staff did not indicate an existing CS-1 zoning footprint on the larger tract at the time of the zoning meeting)	<i>Commercial</i> (with a notation on the FLUM referencing special use options)  CS-1-NP w/ MUB & NUC	
<b>51</b> 1710, 1730 E. Oltorf St. (7.3 acres out of Lot 2 Harpers Creek)	<i>Multifamily</i>  LR (Harpers Creek Apts.)	<i>Mixed Use</i>  LR-NP w/ MUB	<i>Mixed Use</i>  LR-NP w/ MUB	<i>Multifamily</i>  MF-2-NP	<i>Commercial</i> (with a notation on the FLUM referencing special use option)  LR-NP w/ MUB	

**East Riverside/Oltorf Combined Neighborhood Planning Area:  
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)  
Updated 9/20/06**

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
<b>54</b> 2101 Burton Drive (A 14,800.5 square foot tract of land out of Lot 2, Burton Terrace, Section 2)	CS-1 (multifamily)	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	Multifamily MF-3-NP	
<b>58</b> 1845 Burton Dr. (Lot 3A of the Resub of Lot 3 and Lot B Burton Terrace Section Two)	Multifamily LR (Lafayette Landing Apts.)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-CO-NP (prohibit multifamily residential uses)	Mixed Use LR-MU-NP	Commercial LR-MU-CO-NP (prohibit multifamily residential uses)	
<b>Parker Lane NPA</b>						
<b>200</b> 2314 Parker Lane	Multifamily GR (Green Briar Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	
<b>201</b> 1817 E. Oltorf Street (6.17 acres out of Lot A Woody Subd.)	Multifamily GR (Worthing Ridge Apts)	Mixed Use GR-NP w/ MUB	Mixed Use GR-NP w/ MUB	Multifamily MF-2-NP	Commercial (with notation on FLUM to reference special use option) GR-NP w/ MUB	
<b>201A</b> 1817 E. Oltorf Street (.31 acres out of Lot A Woody Subd.)	Multifamily LO (Worthing Ridge Apts)	Mixed Use/Office LO-NP w/ MUB	Mixed Use/Office LO-NP w/ MUB	Multifamily MF-2-NP	Office (with a notation on the FLUM to reference special use option) LO-NP w/ MUB	

**East Riverside/Oltorf Combined Neighborhood Planning Area:**  
**Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)**  
 Updated 9/20/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
<b>202</b> 2336 1/2 Douglas St (a 2.529 acre tract of land comprised of the north 234.66 feet of Tract A Willow Creek Commercial as measured along the western ROW line of Douglas St and the north 211.31 feet as measured along the eastern boundary of Parker Heights Section Four)	Multifamily  GR (Bristol Square Apts)	Multifamily  MF-2-NP	Multifamily  MF-2-NP	Multifamily  MF-3-NP	Multifamily  MF-2-NP	
<b>205</b> 2500 Burleson Rd, 2501 1/2 Metcalfe Rd	Multifamily  GR (Woodlands II Condos)	Higher Density Single Family  MF-2-CO-NP (prohibit multifamily apartments)	Higher Density Single Family  MF-2-CO-NP (prohibit multifamily apartments)	Multifamily  MF-2-NP	Higher Density Single Family  MF-2-CO-NP (prohibit multifamily apartments)	
<b>215</b> 2214, 2216 1/2, 2222, 2230 E. Ben White Blvd.	Underdeveloped  MF-3 (undeveloped)	Commercial  GR-NP	Commercial  GR-NP	Commercial  GR-NP	Commercial  GR-NP	
<b>218</b> 2404 Mission Hill Dr.; 2407 Ventura Dr.	Utilities  SF-3, MF-3 (city owned, powerline easement)	Utilities  P-NP	Utilities  P-NP	Utilities  P-NP	Open Space  P-NP	Zoning was previously uncontested; difference in FLUM was only issue

**East Riverside/Oltorf Combined Neighborhood Planning Area:**  
**Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)**  
 Updated 9/20/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
<b>219</b> 2414 Ventura Dr. (Lot 20, Mission Hill, Section 3)	<i>Multifamily</i> LR (Plaza Venture Apts)	<i>Multifamily</i> MF-2-NP	<i>Multifamily</i> MF-2-NP	<i>Multifamily</i> MF-2-NP (No Urban Home)	<i>Multifamily</i> MF-2-NP	This tract does not meet the requirements of a Urban Home Subdistrict (it must be at least one blockface)
<b>220</b> 0 Burleson Rd. (Abs 24 Del Valle S. Acr. 56)	<i>Undeveloped</i> SF-3 (city owned)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Open Space</i> P-NP	Zoning was previously uncontested; difference in FLUM was only issue.
<b>221</b> 3507 Burleson Rd. and 4420 1/2 - 4500 E. Ben White Blvd. (A 4.55 acre tract, more or less, that is 328 feet north of and parallel to the north ROW line of Ben White Blvd.); 4514 E. Ben White Blvd.	<i>Undeveloped</i> SF-2 (undeveloped)	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	<i>Office</i> LO-NP	<i>Office</i> LO-CO-NP (building setback of 150 feet from creek centerline)	Staff added CO 3/8/06 after field visit with Mike Lyday and Jean Drew (WPDR)
<b>Pleasant Valley NPA</b>						
<b>306</b> 2101 Faro Drive	LO (Baty Elementary)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	
<b>307</b> 2100 1/2 Faro Dr.	<i>Civic</i> LO (City-owned detention pond)	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Civic</i> P-NP	<i>Open Space</i> P-NP	Zoning was previously uncontested; difference in FLUM was only issue

**East Riverside/Oltorf Combined Neighborhood Planning Area:**  
**Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)**  
 Updated 9/20/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
308 4825 E. Riverside Dr.	Office LO (palm reader & home)	Office Mixed Use LO-MU-CO-NP (prohibit multifamily residential)	Office Mixed Use LO-MU-CO-NP (prohibit multifamily residential)	Single Family SF-3-NP	Office Mixed Use LO-MU-CO-NP (prohibit multifamily residential)	
310 2207 Wickersham Ln. (a 46,089 SF tract of land out of the Santiago Del Valle Grant)	Multifamily GR (Pinto Creek Apts/detention pond)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Open Space MF-2-NP	Zoning was previously uncontested; difference in FLUM was only issue

# Plaza Ventura Apartments

2414 Ventura Dr.#112 Austin,Tx 78741/off:-462-0901/fax- 462-0924

---

## TO WHOM IT MAY CONCERN:

September 15, 2006

I am writing regarding the new zoning proposals for the Mission Hills area and to request that the zoning for the four-plexes be mixed-use commercial, as originally recommended.

I have owned Plaza Ventura, a 48-unit apartment building in the Mission Hills area, since 1978. I manage the property myself, with the help of on-site resident managers. When I first purchased Plaza Ventura, I was struck by the surrounding neighborhood. Though modest, most of the homes were well-kept and the owners obviously took pride in living there. By contrast, the four-plexes, which at that time were relatively new, were already showing signs of neglect. Now, 28 years later, the homes are still maintained pretty much as they were, as is our complex, but the four-plexes have deteriorated into a crime-ridden slum. Why haven't the homes and our 48 unit apartment building not suffered the same fate? The answer lies in the basic nature of the four-plex. Simply put, a four-plex lacks the amenities of the larger apartment complexes yet does not provide the sense of home of the duplex or single-family residence. Only in areas where there is a semblance of pride of ownership do four-plexes exist in harmony with the surrounding neighborhood. This was never the case with Mission Hills. From day one it was a Section 8 enclave, with essentially no on-site management. Tenants have been on their own for decades. The lack of on-site management put Mission Hills well on its way to becoming the slum it is today.

Additionally, two boom and bust real estate cycles have contributed to the difficulties faced by these four-plexes. For the vast majority of owners in the Mission Hills area, these boom and bust cycles have forced us to drastically cut our rent in order to fill our buildings. Unfortunately, an exception to this has been those who have chosen, for whatever reason, to double and triple-up on tenants. Obviously, this crowding only perpetuates the problem and leads to more chaos for the rest of us.

Unfortunately, what Mission Hills is facing today is a burgeoning crime problem that is only continuing to expand. How do we fight it? Recently, I, as well as other owners, was contacted by the police regarding working together to improve the crime problem, the premise being, if only we could get rid of the drug dealers and prostitutes, then maybe owners could begin fixing up their places and upgrade their tenant base. This is too simplistic and hasn't happened in the 35 years that the four-plexes have been in existence. It won't happen in the future. However, I was interested to learn from one officer that the

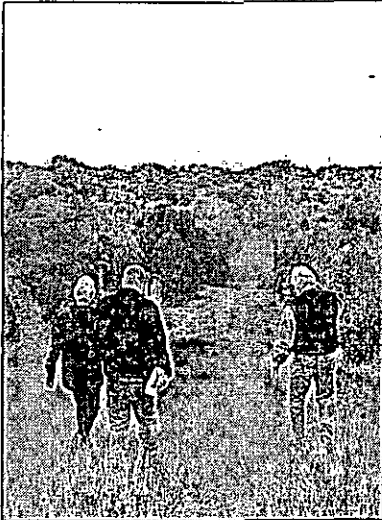
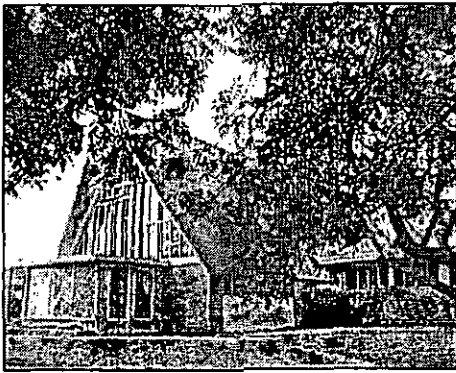


police did have some recent successes at a couple of complexes in other areas of the city. In these cases, they were able to meet with tenants in a bake sale environment and discuss improving criminal conditions. It is critical to note that these meetings occurred in complexes with amenities and management on-site or close at hand. The residents of the four-plexes at Mission Hill have nowhere to meet and no way to organize such a meeting without on-site management. Furthermore, as the police will tell you, the tenants on Mission Hill are distrustful of police. Without a way to engage in the discussion with the police, these tenants will continue to be distrustful. So when they have a crime-related problem and there is no manager to turn to, the police are left as a first responder. This is a prospect many of the residents consider a non-option. And so the problem continues.

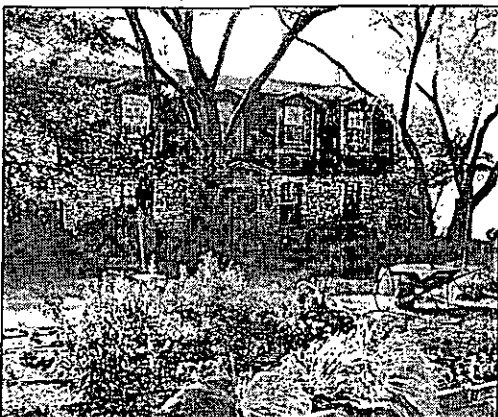
The only real solution to improving the area and reducing crime is to change the zoning of the four-plexes to mixed use commercial. This would hopefully pave the way for a more appropriate form of investment, given the proximity of our new freeway, one that would enhance the neighborhood, reduce the police burden, and even increase the tax base for the city.

Thank you for your time and consideration,

Ron Aitken



# **The East Riverside/Oltorf Combined Neighborhood Plan** Parker Lane ~ Pleasant Valley ~ Riverside



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East Riverside/Oltorf Combined Neighborhood Plan



# The East Riverside/Oltorf Combined Neighborhood Plan

An Amendment to the  
City of Austin's Comprehensive Plan

The Austin Tomorrow Comprehensive Plan

Chapter 5  
Section 5-21  
Exhibit A

Date of adoption

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East Riverside/Oltorf Combined Neighborhood Plan



CITY COUNCIL

Mayor Will Wynn

Mayor Pro Tem Betty Dunkerly

CITY COUNCIL MEMBERS

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Jennifer Kim

Lee Leffingwell

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Laura Huffman

NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT

Greg Guernsey, Director

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East Riverside/Oltorf Combined Neighborhood Plan

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East Riverside/Oltorf Combined Neighborhood Plan

By adopting the plan, the City Council demonstrates the City's commitment to the implementation of the plan. However, every recommendation listed in this plan will require separate and specific implementation. Adoption of the plan does not begin the implementation of any item. Approval of the plan does not legally obligate the City to implement any particular recommendation. The implementation will require specific actions by the neighborhood, the City and by other agencies. The Neighborhood Plan will be supported and implemented by

- City Boards, Commissions and Staff
- City Departmental Budgets
- Capital Improvement Projects
- Other Agencies and Organizations
- Direct Neighborhood Action

## **Acknowledgements**

**The following groups, organizations and businesses made significant contributions to the creation of the East Riverside/Oltorf Neighborhood Plan:**

Advanced Micro Devices

Austin Community College – Riverside Campus

Austin Public Library – Ruiz Branch

Holy Trinity Episcopal Church

Linder Elementary School

Prince of Peace Lutheran Church

The members of the Advisory Committee who met regularly with staff on details related to the process and development of the Plan.

All of the residents, business owners and non-resident property owners that attended Neighborhood Planning meetings and/or provided input throughout this process. Please see Appendix I for a list of over 350 participants.

## City Staff Acknowledgements

### Neighborhood Planning and Zoning Staff for this plan were:

Jackie Chuter, Neighborhood Planner  
Lee Heckman, Senior Neighborhood Planner  
Lisa Kocich, Neighborhood Planner  
Sonya Lopez, Senior Neighborhood Planner  
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Jean Drew, WPDR	Michelle Meaux, PW
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Stuart Hersh, NHCD	George Zapalac, WPDR
Ric Johnson, CTM	

## List of Abbreviations

### City Departments and Programs:

APD – Austin Police Department  
AMATP – Austin Metropolitan Area Transportation Plan  
CAMPO – Capital Area Metropolitan Planning Organization  
CIP – Capital Improvement Program  
COA – City of Austin  
KAB – Keep Austin Beautiful  
NPZD – Neighborhood Planning and Zoning Department  
PARC – Parks and Recreation Department  
PW – Public Works Department  
SWS – Solid Waste Services Department  
TSHA – Texas Student Housing Authority  
WPDR – Watershed Protection and Development Review

### Other Abbreviations:

ACC – Austin Community College  
CEF – Critical Environmental Feature  
CIP – Capital Improvement Project  
CCC – Country Club Creek  
AMD – Advanced Micro Devices  
FLUM – Future Land Use Map  
G/CRP – Guerrero Colorado River Park  
MF - Multifamily  
MU – Mixed Use (Combining District)  
MUB – Mixed Use Building Special Use  
NPCT – Neighborhood Planning Contact Team  
NPA – Neighborhood Planning Area  
NPCD – Neighborhood Plan Combining District  
NUC – Neighborhood Urban Center Special Use  
Obj. – Objective  
R - Recommendation  
ROW – Right-of-Way  
SF – Single Family  
TX Dot – Texas Department of Transportation

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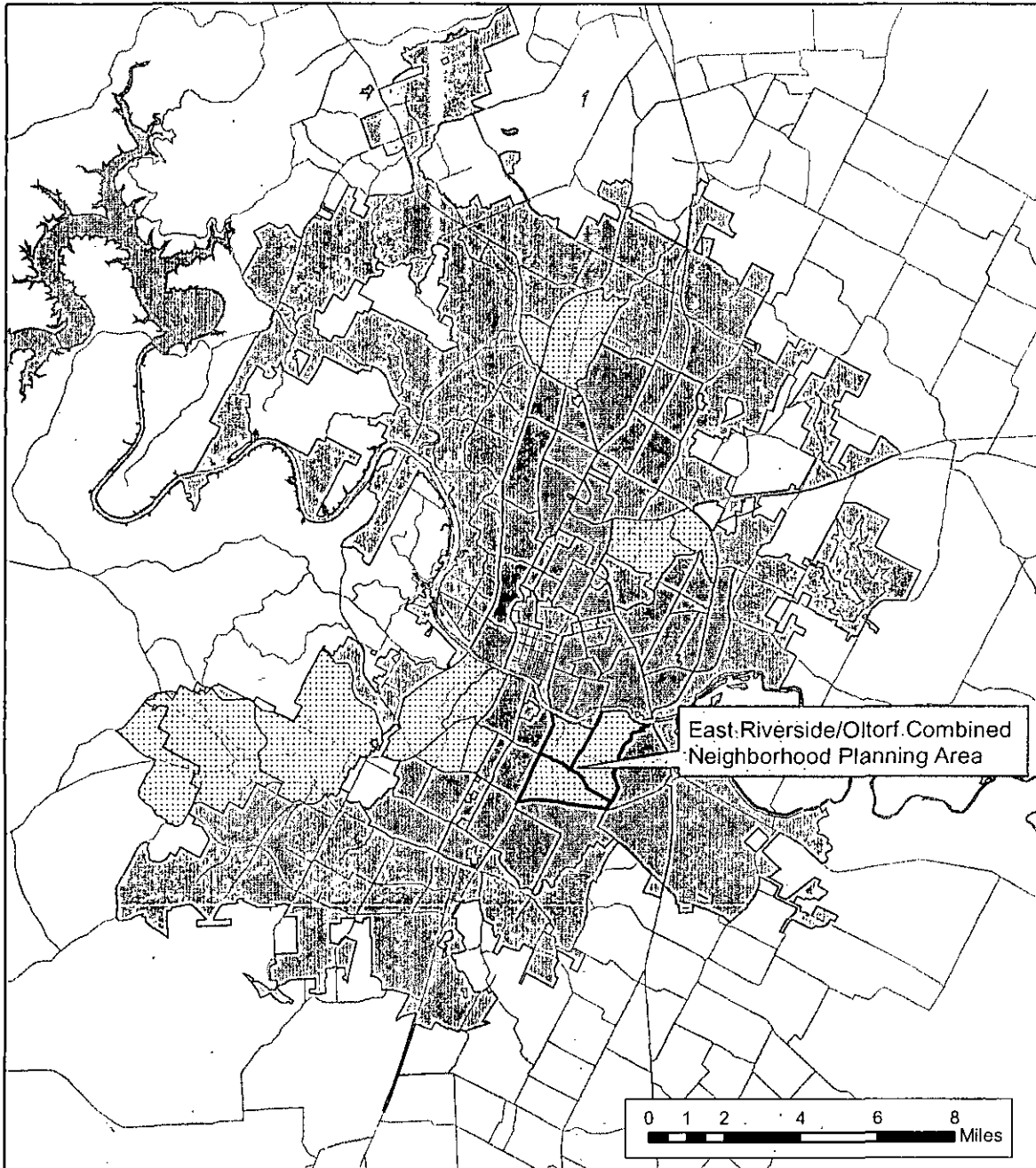
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East Riverside/Oltorf Combined Neighborhood Plan

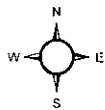
Map 1: Urban Core Map



City of Austin City Limits and Urban Core Neighborhood Planning Areas



City of Austin  
Neighborhood Planning &  
Zoning Department  
Updated 8/1/06



Legend

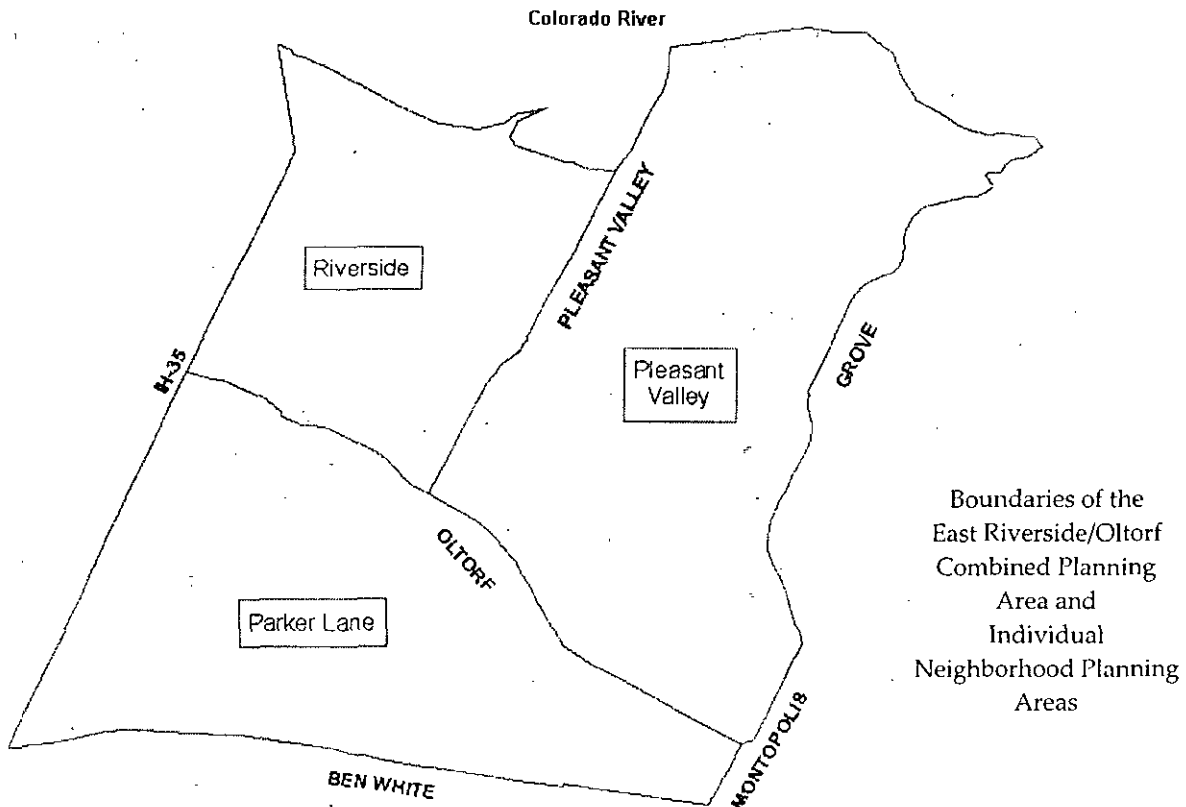
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- FUTURE PLANNING AREA
- PLAN IN PROGRESS
- CITY OF AUSTIN FULL PURPOSE JURISDICTION



## 1. Introduction

### Neighborhood Plan Geography

The East Riverside/Oltorf Combined Neighborhood Plan is comprised of three planning areas: Riverside, Parker Lane and Pleasant Valley. These three areas were selected by the Austin City Council to undergo neighborhood planning during the 2003-04 fiscal year; the neighborhood plan created for these three areas is an update of the Austin Tomorrow Comprehensive Plan adopted in 1980. Neighborhood planning staff held the first stakeholder meeting in October 2003 for this planning effort, which was later named the East Riverside/Oltorf Combined Neighborhood Plan. The boundaries of the combined planning area are: IH-35 to the west, the Colorado River to the north, Grove Blvd. and Montopolis Drive to the east, and Ben White Blvd./Hwy 71 to the south. The Riverside Planning Area is bounded by IH-35 to the west, the Colorado River to the north, Pleasant Valley Road to the east and Oltorf Street to the south. The Parker Lane Planning Area is bounded IH-35 to the west, Oltorf Street to the north, Montopolis Road to the east and Ben White Blvd./Highway 71 to the south. The Pleasant Valley Planning Area is bounded by Pleasant Valley Road to the west, the Colorado River to the north, Grove Blvd. to the east and Oltorf Street to the south.



The purpose of the neighborhood plan is to create a long-range vision for the entire area that will guide future development and improve the quality of life by making recommendations that treat themes such as land use, zoning, transportation and urban design. Zoning discussions were also a major component of the neighborhood planning process as zoning is the tool used to implement the vision established in the future land use map. Adopted rezonings are reflected in the zoning ordinances that accompany this neighborhood plan. The voluntary urban design guidelines have been included to encourage quality development projects that reflect the desires of the people in this community. Throughout the three year planning process there were many steps and numerous meetings were held. The following provides a description of the process to which many stakeholders within these planning areas dedicated their time and energy.

### The Neighborhood Planning Process

#### **Initial Stakeholders Meeting**

The first public meeting of the planning process, which took place in October, 2003, was targeted to neighborhood association leaders and other key stakeholders in the area. City staff made a presentation about the neighborhood planning process and asked for suggestions from attendees about how to enhance participation in the process.

#### **Initial Survey**

In October, 2003, all residents, property owners, and business owners in the combined Neighborhood Planning Area (NPA) were invited by mail to participate in the online Initial Survey. Surveys were also made available at several neighborhood pick-up locations and through neighborhood association presidents.

The Initial Survey asked respondents to identify the assets and challenges in the area, specify where they think new businesses or residential uses should be located, and indicate their preferences regarding Special Use Options and the placement of new sidewalks. The results of the survey are included in Appendix B. The Vision Survey asked respondents to choose the statements that most reflect their vision for the future of the community. Priority responses were incorporated into the vision and goal statements of this Plan on pages 10-11.

East Riverside/Oltorf Combined Neighborhood Plan

A total of 18,276 survey letters were mailed. Approximately 10% of these letters were returned or were duplicates. The response rate for the remaining survey letters was about 2%.

### **Community Workshop**

In December 2003, a Community Workshop was held at Advanced Micro Devices. All residents, property owners, and business owners were invited, and 41 people attended. The purpose of this workshop was to identify the assets and strengths of the neighborhood and those aspects of the neighborhood that need improvement. Participants took part in a map-based exercise called Strengths, Opportunities, and Challenges. The results of this exercise are included in Appendix E.

### **Services Forum**

There are many concerns that come up during the neighborhood planning process that are considered to be daily operational issues, which city departments respond to on a regular basis. As a result, a forum was held at the beginning of the process so that stakeholders could voice their concerns related to such problems as overgrown weeds on vacant lots, potholes, street light malfunctions, etc. Representatives from several city departments attended the forum and received commentary regarding such issues. The services forum was also an opportunity for stakeholders in the planning process to select their preferred name for the combined planning area, which was the East Riverside/Oltorf Combined Neighborhood Plan.

### **Student Outreach – UT Focus Group**

With the assistance of University of Texas at Austin student Sarah Price, city staff conducted a focus group with UT students in March, 2004, to identify issues of particular interest to students living in the planning area. The meeting attendees participated in an activity similar to the Strengths, Opportunities, and Challenges exercise.

### **Land Use Meetings**

From February through April of 2004, planning area stakeholders attended three land use focus groups and a land use wrap-up meeting. At these meetings, participants brainstormed alternative land uses



*Field Work with Staff and Stakeholders*

for the tracts identified as opportunities or challenges at the Community Workshop. Staff then presented three scenarios based on the brainstorming activity; the scenarios varied in the amount of change proposed. After further discussion by participants, staff developed a single draft future land use map to use as the basis for zoning discussions. This future land use map was modified somewhat during the zoning meetings as communications continued and/or new information was discovered.

### **Riverside Drive Property Owner Meeting**

In response to the tremendous interest in the future redevelopment of Riverside Drive, staff invited property owners along Riverside Drive between IH-35 and Pleasant Valley Road to a targeted meeting in June 2004. Meeting attendees were asked to describe their vision for the future of Riverside Drive and ways that the City could encourage quality redevelopment along the corridor. Many spoke about their desire to expand their own businesses or encourage redevelopment in the area that is safer, more attractive, and more accessible to various modes of transportation. Increased code enforcement, financial incentives, and improved transportation facilities were cited as ways to encourage quality redevelopment.

### **Initial Zoning Meetings**

Planning area stakeholders began discussing possible rezoning recommendations beginning in August through September 2004. One meeting was held for each of the three planning areas within the combined planning area. At each meeting, staff presented a set of proposed zoning changes based on the draft future land use map and NPZD zoning principles. Meeting attendees separated into smaller groups to discuss the recommendations in a round-robin format. Staff recorded input on the proposed zoning changes and made note of new recommendations made by the small groups.

### **Zoning Survey**

During the month of October, in order to get feedback on the zoning proposals that came out of the initial zoning meetings for each of the three planning areas and to ensure that owners of properties proposed for rezoning were aware of the planning process, city staff distributed a survey about the zoning recommendations. All owners of properties proposed for rezoning and all of the participants in the planning process to date were mailed a survey asking for their preferred zoning for the identified tracts.

### **Mixed Use Meeting**

Land use discussions resulted in the designation of certain properties as possibly appropriate for a mixture of uses on the future land use map. As such, at the beginning of October a meeting was held to discuss how mixed-use could be incorporated into the zoning element of the neighborhood plan for this area. An explanation of the mixed-use combining district and the different mixed-use special options was provided and discussion centered on how mixed-use could be tailored so that it was appropriate for this particular area of the city.

### **Special Use Infill Options Meeting**

Prior to the next round of zoning discussions, a meeting was held in mid-November 2004 to present and get feedback on special development tools that are available for selection through the neighborhood planning process. An education session was first held so that participants were aware of the background and purpose of the Infill Options as well as the use and design details that are specific to each Option. The appropriateness of the area-wide Options (Secondary Apartment, Small Lot Amnesty and Corner Store) was discussed in detail for the three planning areas at this meeting. The desirability of site-specific Options (Urban Home, Cottage Lot, Neighborhood Urban Center, Residential Infill and Mixed Use Building) was addressed at subsequent meetings when specific properties were under discussion.

### **Post-Survey Zoning Meetings**

After the zoning survey responses were tabulated, area stakeholders met to discuss the survey results in six meetings, two for each planning area. Staff presented its rezoning recommendations and the results from the zoning survey and assisted the meeting stakeholders in identifying tracts where a majority of stakeholders supported an alternative recommendation to the staff recommendation.



*Parker Lane Zoning Meeting*

Source: Staff.

### **Parks, Trails, Open Space and Environment Meeting**

In late March a meeting was held at the Daniel Ruiz Library to discuss parks and open space issues within the planning area. Sarah Campbell from the Parks and Recreation Department attended the meeting along with neighborhood planning staff to assist with the presentation and answer questions. The main topics covered included:

- Sharing the recent site plan for the Colorado River Park.
- Discussing the ongoing remediation efforts at Mabel Davis Park, brainstorming possible infrastructure improvements and prioritizing future park improvements/enhancements.
- Discussing the possibility of putting small neighborhood greens within the planning area.
- Presenting the work that has been done by the Southeast Austin Trails and Greenways Alliance, a group formed out of this neighborhood planning process, to plan a trail network along Country Club Creek that would connect with the Town Lake Hike and Bike Trail.
- Reviewing the goals, objectives and recommendations that had been generated at that point from survey information and comments at previous meetings; feedback was solicited and recorded.

### **Transportation Meeting**

A meeting to talk about transportation concerns was held in early April 2005 at the AMD Campus. The purpose of this meeting was to identify transportation issues within the three neighborhood planning areas so that specific recommendations could be drafted for the Plan. Discussion and brainstorming among the groups focused on the topics of roads, public transit, bicycle and pedestrian issues. Representatives from each small group shared their group's discussion with the larger audience to maintain a comprehensive view of transportation needs in the entire area. At the conclusion of the meeting, each participant had the opportunity to specify their sidewalk priorities, determined by planning area, utilizing a dot voting procedure so that the Public Works Department will have clear information regarding neighborhood stakeholder sidewalk preferences.

### **Voluntary Urban Design Guidelines and Design Tools Meeting**

In mid-April 2005 neighborhood planning stakeholders attended a meeting to discuss the design tools that are available for selection through the neighborhood planning process in addition to the elements that should be included in the urban design section of the plan. First the details of the three design tools were presented. Afterwards, participants discussed the pros and cons of each Tool and

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then dot voted to determine which of them should apply to each NPA. Staff then presented a draft of voluntary guidelines for residential and industrial development based on issues and ideas from the initial survey and previous meetings. Meeting time focused on selecting elements to include in the guidelines that pertain to commercial, office and mixed-use corridors, since the redevelopment of such streets as Riverside Drive is highly desired by both residents and business owners.

### **Departmental Review Process**

After all of the focus group meetings were conducted, draft recommendations were created in response to stakeholder feedback. These recommendations were forwarded to and reviewed by implementing departments. Those items that are supported by the relevant department are included in the body of the plan since those are most likely to be implemented in the future and have the support, but perhaps not immediate funding, of responsible departments. Those that are not supported by the implementing department are documented in Appendix A along with the departmental comments.

### **Neighborhood Plan Contact Team Meetings**

Prior to the presentation of this Neighborhood Plan to the Planning Commission and City Council, an interim Neighborhood Planning Contact Team was created in June 2005 comprised of individuals who will uphold the vision and goals of the plan. This group will be the steward of the plan's recommendations and tasked with monitoring their implementation. An initial meeting was held by planning staff in mid-May to introduce the role and responsibilities of a neighborhood plan contact team and explain the criteria involved in its formation. A second meeting was held at the end of June to define more clearly the structure of the Team and its organization.

### **Open House and Final Survey**

The purpose of the open house was to present the draft East Riverside/Oltorf Neighborhood Plan and receive feedback on the elements of the Plan prior to its presentation to the Planning Commission. For stakeholders unable to attend the open house, a survey was made available online and at the local library, or mailed out upon request, asking for their input on the key issues in the Plan. The survey also asked questions about the level of satisfaction with the neighborhood planning process and ways to improve it. The same survey was distributed at the open house for those individuals who were able to attend. Final Survey results can be found in Appendix F.



*Open House at Daniel Ruiz Library*

#### **STANDING COMMITTEES**

##### **Advisory Committee**

Throughout the planning process, a self-selected Advisory Committee met regularly with city staff to reflect on the successes and challenges of previous neighborhood planning meetings and to plan for upcoming meetings. The Advisory Committee provided important feedback to city staff on how and when to organize meetings in order to maximize interest and participation. At the end of the planning process the members of the Advisory Committee, who are also members of the interim Neighborhood Planning Contact Team, were called upon to decide upon new development proposals that were presented prior to the ratification of the plan by City Council.

##### **Southeast Austin Trails & Greenways Alliance**

Approximately six months into the planning process, a group of stakeholders concerned about creeks in the area and interested in developing trails formed a working group. The group's primary mission was to create a trail along Country Club Creek that would connect to the Town Lake Hike and Bike Trail. The group met periodically to strategize, conduct site assessments, organize clean-up events and promote the trail concept among neighborhood property owners and residents.



## **Neighborhood Plan Contact Team (NPCT)**

### **Purpose, Roles and Responsibilities of the Contact Team**

A Neighborhood Planning Contact Team (NPCT) is a group of individuals that upholds the vision and goals of their neighborhood plan and is the steward of the plan; this group will work towards the implementation of the plan's recommendations. The NPCT is a group that will officially respond to plan amendment requests by stating its position on the proposals. The Team may initiate amendments to their neighborhood plan at any time and also has some authority to determine when plan amendment applications by others may be filed. Refer to Appendix D on for more information about the Neighborhood Plan Contact Team.

The NPCT shall include at least one representative from each of the following groups:

- Property owners
- Non-property owner residents (i.e. renters)
- Business owners
- Neighborhood associations

### **East Riverside/Olton Neighborhood Plan Interim Contact Team Members (June 2005)**

Carl Braun	Tim Mahoney
Dawn Cizmar	Jean Mather
Barb Fox	Michael May
Gayle Goff	Judy Price
Alison Hart	John Rath
Toni House	Bryan Smith
Fred Krebs	Jim Temple
Linda Land	Linda Watkins
Jan Long	Malcolm Yeatts

## **Vision and Goals**

### **Vision**

We who live, work and own property in the East Riverside/Oltorf Area wish to preserve and improve the quality of life in our residential neighborhoods, honor the cultural diversity of our residents, be good stewards of the natural environment, support the success of our locally owned businesses and major employers, and build and maintain a strong sense of community.

### **Goals**

1. Preserve and enhance the character of existing residential neighborhoods.
2. Increase home ownership opportunities that are compatible with surrounding properties.
3. Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods.
4. Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods.
5. Enhance the transportation network to allow residents and visitors to get around safely and efficiently by foot, bicycle, automobile and public transit.
6. Protect and enhance the Town Lake Waterfront as well as creek areas and other natural amenities.
7. Preserve and enhance existing parks, the 18-hole Riverside Golf Course and other open spaces and create opportunities for additional public open space.
8. Provide affordable housing opportunities through redevelopment of existing multifamily developments.